

## Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

June 11, 2015  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order

**Chair, Mark A. Kilkenny called the meeting to order at 2:37 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Absent

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Mark Sikes

Martha Stein

Absent

Eileen Subinsky

Absent

Blake Tartt III

Arrived at 2:53 pm during agenda item # 1.

Shaukat Zakaria

Mark Mooney for

Absent

Commissioner James Noack

Rick Staigle for

Clay Foriester for

The Honorable Grady Prestage

Raymond Anderson for

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

## DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

## APPROVAL OF THE MAY 28, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 28, 2015 Planning Commission meeting minutes.

Motion: **Davis** Second: **Zakaria** Vote: **Carries** Abstaining: **Garza and Sikes**

### I. Presentation of the status of Plan Houston (Jennifer Oslind)

Presentation of the Plan Houston status was given by Jennifer Ostlind, Planning and Development Department.

### II. PLATTING ACTIVITY (Consent items A and B, 1 - 91)

Items removed for separate consideration: **4, 13, 29, 35, 42, 43, 55, 61, 81 and 91.**

Staff recommendation: Approve staff's recommendations for items **1 – 91** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 91** subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
**Commissioner Alleman and Commissioner Edminster recused and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **4, 13, 29, 35, 42, 43, 55, 61 and 91** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **4, 13, 29, 35, 42, 43, 55, 61 and 91** subject to the CPC 101 form conditions.

Motion: **Sikes** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman and Edminster returned.**

**Item 81 was taken out of order and voted on at this time.**

**81 Kern Villas C2R Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.

Commissioner action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

### C PUBLIC HEARINGS

**92 Cypress Creek Lakes Sec 26 C3N Approve**  
**replat no 1**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**93 Decker Place partial replat no 1 C3N Approve**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.





**101 Aliana GP GP Approve**  
**102 Aliana Sec 54 C3P Approve**  
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Staigle** Vote: **Unanimous** Abstaining: **None**

**103 Bucaw Acres C2 Approve**  
Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.

Motion: **Alleman** Second: **Bohan** Vote: **Unanimous** Opposed: **None**

**104 Cypress Creek Apartment Homes at Wayside South C2R Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**105 Groves GP GP Defer**  
Staff recommendation: Defer the plat for two weeks at the request of Harris County to allow for further coordination and discussion with respect to the variance being requested.  
Commission action: Deferred the plat for two weeks at the request of Harris County to allow for further coordination and discussion with respect to the variance being requested.

Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**106 Museum at Caroline C2R Defer**  
Staff recommendation: Defer the requested variance per applicant's request.  
Commission action: Deferred the requested variance per applicant's request.

Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**Items 107, 127, and IV were taken together at this time and voted on separately.**

**107 Saudi Arabia Royal Consulate C2R Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approve the plat subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Brave** Vote: **Carries** Opposed: **Porras-Pirtle**

**127 2951 Wilcrest Drive DPV Approve**  
Staff recommendation: Approve the variance to allow an internal 24' driveway instead of a 28' private street to provide access and fire protection on the site.

Commission action: Approved the requested variance to allow an internal 24' driveway instead of a 28' private street to provide access and fire protection on the site.

Motion: **Zakaria** Second: **Garza** Vote: **Unanimous** Abstaining: **None**



**IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE – GENERAL CONSULATE OF SAUDI ARABIA**

Staff recommendation: Approve the requested variance

Commission action: Approved the requested variance

Motion: **Zakaria** Second: **Garza** Vote: **Carries** Opposing: **Jard, Porras-Pirtle, Bryant, and Brave**

Speakers: Micah Simecek, applicant and Faisal Shah – supportive; Mary L. Henry – opposed

**Commission returned to Agenda Item 108 at this time and proceeded with the remaining agenda items.**

**108 Willowcreek Ranch GP GP Defer**

Staff recommendation: Defer the plat per applicant's request.

Commission action: Deferred the plat per applicant's request.

Motion: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **Edminster**

**E SPECIAL EXCEPTIONS**

None

**F RECONSIDERATION OF REQUIREMENTS**

**109 Aliana Sec 45 C3P Approve**

Staff recommendation: Deny the requested variance for less than 600' intersection spacing along West Airport Blvd. and grant the variance not to provide an east west street through this section and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted both the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Tartt** Vote: **Carries** Opposed: **Garza**

Speaker: Warren Escovy, applicant -supportive

**110 Meadows at Cypress Creek C2 Approve**

Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exceptions and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**111 Technical Realty Group of Texas C2R Defer**

Staff recommendation: Defer the plat for study and review.

Commission action: Deferred the plat study and review.

Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Items G, H, and I were taken together at this time.**

**G EXTENSIONS OF APPROVAL**

**112 Broadmoor Addition EOA Approve**

**partial replat no 1**

**113 Deer Trail Drive and Greens Crossing EOA Approve**

**Blvd. Street Dedication and Reserves**

**114 FMT Group EOA Approve**

115	HISD Young Mens Preparatory School	EOA	Approve
116	Trajan Estates	EOA	Approve
117	Villas at Shady Acres	EOA	Approve
118	West Oak Plat No 2 partial Replat no 2	EOA	Approve
119	World Houston International Business Center Sec 11 partial replat no 1	EOA	Approve

**H NAME CHANGES**

120	City Heights at Brittmoore (prev. Brittmoore Place)	NC	Approve
121	Lakemont Congregation (prev. Lakemont)	NC	Approve

**I CERTIFICATES OF COMPLIANCE**

122	20309 Ravenwood Drive	COC	Approve
123	20179 Ravenwood Dr.	COC	Approve
124	26762 Burning Tree Ln.	COC	Approve
125	18576 Wisp Willow Way	COC	Approve

Staff recommendation: Approve staff's recommendation for items 112 - 125.

Commission action: Approved staff's recommendation for items 112 - 125.

Motion: **Davis** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

126	3842 Overbrook Lane	DPV	Defer
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Staff recommendation: Defer the requested variance.

Commission action: Deferred the requested variance.

Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Item 127 was taken earlier with items 107 and IV.

**III. ESTABLISH A PUBLIC HEARING DATE OF JULY 9, 2015 FOR:**

- a. Blodgett Landing replat no 1
- b. Craig Woods partial replat no 16
- c. Crescent Island replat no 1 partial replat no 2
- d. Melody Oaks partial replat no 15
- e. Rockhurst replat no 1
- f. Villas at Antoine Sec 3 replat no 1
- g. West Court partial replat no 4
- h. Westhaven Estates Sec 2 partial replat no 4
- i. Westheimer Estates partial replat no 5

Staff recommendation: Establish a public hearing date of July 9, 2015 for items III a-i.

Commission action: Established a public hearing date of July 9, 2015 for items III a-i.

Motion: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**



Item IV was taken earlier with items 107 and 127.

**V. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3414 SAGE ROAD**

Staff recommendation: Approve the Hotel Motel variance.

Commission action: Approved the Hotel Motel variance.

Motion: **Davis**                      Second: **Sikes**                      Vote: **Unanimous**                      Abstaining: **None**

**VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE**

Staff recommendation: Defer the consideration of the requested variance.

Commission action: Deferred the consideration of the requested variance.

Motion: **Brave**                      Second: **Davis**                      Vote: **Unanimous**                      Abstaining: **None**

**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR NAVIGATION SUBDIVISION**

Staff recommendation: Approve the consideration of the special minimum lot size area application for Navigation Subdivision and forward to City Council for approval.

Commission action: Approved the consideration of the special minimum lot size area application for Navigation Subdivision as amended and forward to City Council for approval.

Motion: **Garza**                      Second: **Brave**                      Vote: **Unanimous**                      Abstaining: **None**

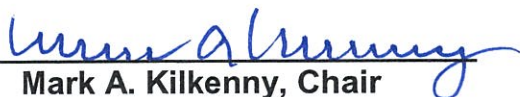
Speaker: Mary Helen Ortega, applicant, and Miranda Rodriguez – supportive; Sanjuanita Guerra and Ramiro Martinez – opposed.

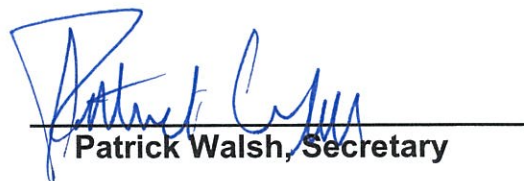
**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:59 p.m.

Motion: **Bryant**                      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

  
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Mark A. Kilkenny, Chair

  
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Patrick Walsh, Secretary